

September 8, 2008

City of Verona
Attn: Bruce Sylvester, AICP
111 Lincoln St
Verona WI 53593

Re: Downtown Verona comprehensive draft plan

Dear Bruce,

In December 2005 Park Bank was excited to be one of the early pioneers to embrace the redevelopment of Downtown Verona. Since opening, Park Bank has strived to meet the financial needs of the community by providing a refreshing alternative to banking for both local residents and businesses while supporting the community.

After reviewing the recent comprehensive draft plan, dated August 18th, 2008, for Downtown Verona, Park Bank has several concerns that will impact Verona residents and businesses that bank with us. In 2005 Park Bank made a special commitment to design and build a facility that was suited to the redevelopment plan. The building was designed to the front of the property with parking in the rear of our facility. The traffic flow on the site as well as the drive up were designed with present access points to the property in mind. Park Bank even worked with the owners of Ace Hardware to purchase extra property to accommodate the access off Verona Avenue.

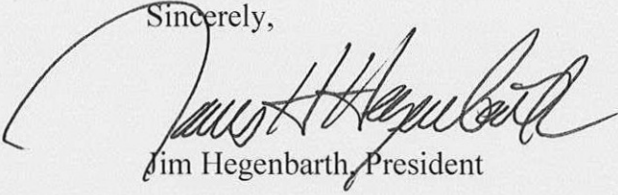
As the draft proposal points out, the intersection of Main Street and Verona Avenue is being reviewed for four possible options to accommodate for future automobile, pedestrian and bicycle traffic. Park Bank is not opposed to consideration of change to the intersection, but does remain opposed to one goal specified in the plan. The goal in reference is on page 18 of the plan, section B. c., which states;

“Eliminating vehicular access directly onto Main Street and instead of providing access via a ‘rear-loaded’ approach with parking in the rear”.

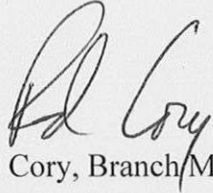
The opposition to this goal is that the bank does not want to impede current access to the bank property from either entering or exiting north bound or south bound on Main Street. Also, we do not want to impede the current access on West Verona Ave. for traffic entering or exiting east bound or west bound on West Verona Ave.. Such impediment would add congestion to neighboring properties parking lots and disrupt the pre-designed flow of traffic.

Scott Stewart, Vice President of Retail Banking, will be following up with you to discuss our concerns in person. Thank you for the opportunity to comment on the proposed redevelopment changes. Please feel free to contact me with any further questions at 845-0202.

Sincerely,



Jim Hegenbarth, President



Rod Cory, Branch Manager Verona